

Recorded JAN 4 1979 at 2297
Re: Brown Distributing

WHEN RECORDED, MAIL TO:

Brown Distributing Co. 2560 S. 900 W. B.U. Box 25727 SLC. 84125
Ref. Evelyn Thompson Deputy
Space Above for Recorder's Use

3219525 SPECIAL WARRANTY DEED [CORPORATE FORM]

RIO GRANDE LAND COMPANY, a corporation organized and existing under the laws of the State of ~~Utah~~ Colorado, with its principal office at City and ~~xxx~~ County of Denver, State of ~~Utah~~ Colorado, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to BROWN DISTRIBUTING CO., a Utah corporation

for the sum of ~~NO DOLLARS~~ TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration the following described tract of land in Salt Lake County, State of Utah:

See description attached marked Exhibit "A" and made a part hereof.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 2nd day of January, A. D. 1979

Attest: [Signature] Secretary. [CORPORATE SEAL]

RIO GRANDE LAND COMPANY By: [Signature] Vice President and General Manager

STATE OF ~~UTAH~~ COLORADO City and County of Denver

On the 2nd day of January, A. D. 1979, personally appeared before me H. A. Phillips and C. W. Colborg who being by me duly sworn did say, each for himself, that he, the said H. A. Phillips is the vice president, and he, the said C. W. Colborg is the secretary of RIO GRANDE LAND COMPANY, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said H. A. Phillips and C. W. Colborg each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

[Signature] Notary Public. My commission expires March 21, 1981 My residence is Denver, Colorado

KT-54485

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SALE TO BROWN DISTRIBUTING CO.

Part of the Southwest Quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, State of Utah, and more particularly described as follows:

Beginning at a point on the projection Southerly of the West right-of-way line of 600 West Street, said point lying East 937.15 feet, and North 173.42 feet from the Southwest Corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North $0^{\circ}03'$ East along said projected right-of-way line and along said West right-of-way line of 600 West Street 842.60 feet to the Southeast Corner of Weyerhaeuser property, as described in that certain Warranty Deed, Recorded July 20, 1977, Entry No. 2972224, Book, 4520, Page 1130, thence North $89^{\circ}57'$ West along the South line of Weyerhaeuser property 305.54 feet to a point located 14 feet Easterly as measured at right angles to the centerline of a proposed railroad lead track; thence along a 5715.65 foot radius curve to the left (long chord bears South $3^{\circ}23'50''$ East) 472.74 feet to a point of tangency, thence South $5^{\circ}46'$ East, 14 feet Easterly and parallel to the center line of said proposed railroad lead track, 68.82 feet to a point of curvature, thence along a 345.265 foot radius curve to the left (long chord bears South $41^{\circ}43'35''$ East) 433.39 feet to the point of beginning, containing 216,711 sq. ft. or 4.975 acres, more or less, subject to right-of-way and easements for utilities across the most Easterly 5.00 feet and a 10.00 foot wide utility easement across the most Northerly 10.00 feet of the above described tract of land, and subject to a 10.00 foot wide easement for a storm drain across said property, centerline of said easement beginning at a point on the East property line, said point being North $0^{\circ}03'$ East 94.60 feet from the Southeast property corner and running thence West 172.00 feet to the West property line.

Done
OK
Nag

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